

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, M. C. WESTERVELT, as Trustee,

.....in the State aforesaid,
.....in consideration of the sum of
SIX HUNDRED AND no/100 (\$600.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by S. H. Bass

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said
S. H. Bass, his heirs and assigns:

All that certain piece, parcel or lot of land in the State and County aforesaid near the Augusta Road, being known and designated as Lot No. 52, Block D, as shown on plat of Augusta Court made by R. E. Dalton, Engineer, April 1923, which plat is recorded in the R. M. C. office for Greenville County in Plat Book F, page 124, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the northwest side of an unnamed 50-foot street at the joint corner of Lots Nos. 70 and 52, and running thence along line of Lot No. 70 N. 39-26 W. 78 feet to a stake, joint rear corner of Lots Nos. 52 and 53; thence along joint line of said lots N. 49-15 E. 177 feet to a stake in the west side of an unnamed street; thence along the west side of said street S. 39-33 E. 59.7 feet to a stake in the corner of said street; thence around the curve of the corner of said street 17.4 feet to a stake in the northwest side of an unnamed 50-foot street; thence along the northwest side of said street S. 47-10 W. 165.5 feet to the point of beginning.

The tract of land of which this lot constitutes a part was conveyed to M. C. Westervelt, as Trustee, by deeds recorded in the R. M. C. Office for Greenville County in Vol. 89, page 199, and Vol. 85, page 249. This deed is made pursuant to the power and authority conferred upon M. C. Westervelt, as Trustee, in the deeds above referred to.

This property is conveyed subject to the following building restrictions:-

- (1) No dwelling shall be erected nearer to the abutting sidewalk than 30 feet.
- (2) The facing of the lots as shown on said plat shall be strictly adhered to; however, more than one lot may be used for the purpose of erecting a dwelling.
- (3) The property shall never be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.
- (4) No outbuildings shall be erected nearer to the abutting sidewalk than 40 feet.